

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 01/12/2022

Certificate No. G0A2022L2586



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 96795473



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Avarna Projects LLP

H.No/Floor : 202/2f

Sector/Ward : 65

Landmark : Wordmark 3

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*37



Purpose : AFFIDAVIT to be submitted at Concerned office

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**FORM 'REP-II'**

[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

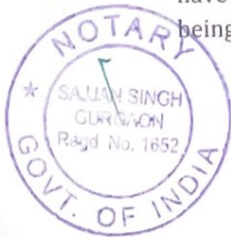
Affidavit cum Declaration of Mr. Vishal Saraswat, duly authorised by Avarna Projects, LLP ("Promoter") of the proposed project, vide its authorization dated 28<sup>th</sup> November 2022; The said deponent Mr. Vishal Saraswat is duly authorised under authorisation dated 28<sup>th</sup> November 2022 to execute the present Affidavit cum Declaration;

I, Vishal Saraswat, duly authorised by Avarna Projects, LLP, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the plots on which the development of the project is proposed and it has a legal title to the plots on which the development of the proposed project is to be carried out and a legally valid authentication of title of such plots along with an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 30<sup>th</sup> April 2027.



4. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.
11. That the project namely Birla Navya (Avik Phase 1) shall be marketed under the brand name of its Partners i.e Birla Estates Private Limited and Anant Raj Limited.
12. That the project is for development of independent floors spread over 23 plots, which plots have been purchased by the promoter from Anant Raj Limited in a residential plotted colony being developed by Anant Raj Limited and others.



#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

**ATTESTED**  
*Sajjan*  
SAJJAN SINGH  
ADVOCATE & NOTARY  
GURGAON

11 JAN 2023

